
Z-2477
TIPPECANOE DEVELOPMENT, LLC
A TO R1B

STAFF REPORT
December 15, 2011

Z-2477
TIPPECANOE DEVELOPMENT, LLC
A TO R1B

Staff Report
December 15, 2011

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Dan Teder, is requesting rezoning of a 1.21 acre piece of land located 1500' east of County Farm Road (CR 50 W), ½ mile north of CR 500 N, to allow the land to be included in Section 6, Winding Creek Subdivision, Tippecanoe 30 (SE) 24-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject 1.2 acres and the adjoining land to the west and south have been zoned A (Agricultural) since the inception of zoning in 1965 for Tippecanoe County. In 1998, the adjoining Winding Creek development (to the north and east) was rezoned in two separate cases (Z-1792 & Z-1793) from A to R1 and A to R1B. Farther to the north, is FP (Flood Plain) associated with Burnetts Creek.

AREA LAND USE PATTERNS:

This site is an open field, as is the adjacent property to the south and west. Abutting on the north and east is the rest of future Section 6 in Winding Creek Subdivision. To the northwest is an American Suburban Utilities sewage treatment plant. Farther northwest is Harrison High School. To the northeast is part of the Coyote Crossing golf course. To the southwest, along CR 50 W, is the Tippecanoe Villa assisted living community.

TRAFFIC AND TRANSPORTATION:

The site is currently landlocked, but will become part of three new lots (Lots 129-131) that will front on the extension of Flowermound Drive in Winding Creek Subdivision.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Section 6, as in the existing subdivision, will have public sanitary sewer and water service from American Suburban Utilities and Indiana American Water, respectively. Drainage for this section will tie into the existing stormwater system, which will require plan approval by the County Drainage Board.

STAFF COMMENTS:

This tract was acquired from the adjoining Tippecanoe Villas property; its addition to Section 6 does improve the layout for the larger lots proposed at this dogleg end of the development.

STAFF RECOMMENDATION:

Approval